

Myra Mason

From: Mark Edsall [mje@mhepc.com]
Sent: Monday, July 28, 2008 12:16 PM
To: jerry@argeniobros.com
Cc: DCordisco@drakeloeb.com; Myra Mason
Subject: FW: COVINGTON ESTATES NWPB 01-41 (s/p) and 08-11 (sub)

fyi

From: Mark Edsall
Sent: Monday, July 28, 2008 12:16 PM
To: rwinglovitz@eppc.cc
Subject: RE: COVINGTON ESTATES NWPB 01-41 (s/p) and 08-11 (sub)

Ross

I just met with Chairman Argenio.

He advises that you must appear at the August PB meeting to get subdivision approval and also to have the PB approve the changes to the site plan.

As such there is no sense you bringing in any plans at this time.

FYI, Attorney Cordisco advises the notes are fine as proposed.

Relative to the site plan, note the following which must be on the final plan, as per my meeting with Mr. Argenio:

Show split rail fence along south side of property, with detail. It is my understanding this will be a 6 ft. or 4 ft. split rail with black vinyl coated chain link mounted to back.

Show 4 ft split rail along triangular area where monument is located. This should also have black vinyl coated chain link on back.

Show fence and detail for rear of property (if still desired).

For monument, note that monument/tablet and flagpole shall be as selected by Town Historian.

Add evergreen screening row along wall between pump station and Rt. 300.

Add note indicating that monument area and tot lot will be complete prior to last building permit request for Phase 1.

I have been instructed to have both the site plan and the subdivision on the agenda for August 13th , as long as you have the plans in on time.

7/28/2008

Mark

From: Ross Winglovitz [mailto:rwinglovitz@eppc.cc]
Sent: Monday, July 28, 2008 10:56 AM
To: Mark Edsall
Subject: RE: COVINGTON ESTATES

Mark:

Mark, I just found out that the bank has scheduled to close with the loan on Thursday and therefore we would need the plans signed by the end of the day on Wednesday. With you out of Town how do we accomplish this? I e-mailed Myra and asked how many copies she needs. I also wanted to clarify that you wanted these site plan changes on the plan that I am bringing in for signature?

Let me know.

Thanks
Ross

From: Mark Edsall [mailto:mje@mhepc.com]
Sent: Monday, July 28, 2008 10:21 AM
To: rwinglovitz@eppc.cc
Subject: RE: COVINGTON ESTATES

Ross

Please change the plan to reflect the comment regarding the split rail fence.

Add note that the monument size and text, and flag poles shall be as selected by Town.

I am awaiting comment on the plan from the Chairman, so no further progress can be made till I hear back from him.

In preparation for stamping, please contact Myra to find out how many print sets you need. I believe mylars are only required for the subdivision.

Mark

From: Ross Winglovitz [mailto:rwinglovitz@eppc.cc]
Sent: Monday, July 28, 2008 9:06 AM
To: Mark Edsall
Subject: RE: COVINGTON ESTATES

Mark:

The picket fence was what was originally proposed around the field but I can change to match the split rail that we are using along the rest of the Route 300 frontage.

What do I need to do regarding prints and mylars to get the existing plan signed??

Thanks
Ross

7/28/2008

From: Mark Edsall [mailto:mje@mhepc.com]
Sent: Thursday, July 24, 2008 7:08 PM
To: rwinglovitz@eppc.cc
Subject: RE: COVINGTON ESTATES

Ross

The subdivision plan looks much better. I am out of the office so I could not make a complete review but it does look to address the prior concerns. General note no. 8 will need to be revised to reflect the actual date the site plans are stamped.

I will pass on both plans to Chairman Argenio, for his review, especially with regard to the monument. I do note reference to a picket fence, I believe the desire was for split rail, no picket.

I will also send to Dom Cordisco for legal review of the notes on the subdivision plan.

Mark

From: Ross Winglovitz [mailto:rwinglovitz@eppc.cc]
Sent: Thu 7/24/2008 11:03 AM
To: Mark Edsall
Subject: COVINGTON ESTATES

Mark:

1-Attached are the revisions to the plans we discussed

The subdivision lot line has been reconfigured as discussed as well as the bulk table. In addition, I have added two notes (provided by J&G) regarding cross easements and "connecting the two lots"

The site plan has been amended to add back the monument in the same location and we have added concrete benches, a flag pole and pavers. Although it does not show on the "blow up" plan we are still proposing a fence at the front which will now be 4 foot high split rail with black vinyl coated chain link and at the rear we are propose a six foot high wood privacy fence.

2-We would also like to proceed with getting the current conditionally approved site plan signed by the chairman. Based on my review of the conditional approval and your subsequent letter I think we only need to get you the final maps, the fees and the deed in form for recording combining the tax lots. I would like to have waited to tie it all together but the bank needs this for closing which is proposed to be completed before the August 13th meeting. HOW MANY COPIES OF THE PLANS AND HOW MANY MYLARS DO YOU NEED? I will drop them with Myra along with the deed. Regarding the fees, from what I understand Gerry Jacobowitz has been in touch with Mike Blythe and they are trying to work out an arrangement where the map can be signed and held by Mike until the fees are paid. A photo copy of the map would then get to the closing table where the checks would be cut to pay all fees (inspection fee, St. Anne fee, etc.). These would then be delivered to Mike for him to release the maps. (or some similar arrangement). Please let me know what I need to do to expedite the map signing.

Thanks
 Ross

7/28/2008

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Thanks
Ross

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7/28/2008